

**Minutes of the meeting of the Planning and Consultation Response Committee held at 7.30pm on Thursday 4<sup>th</sup> June 2026 in Bruton Community Hall**

**Present:** Cllrs Baker, Bateman, Dunn, Jones & Taylor

**In the Chair:** Cllr Jones

**Attending:** Deputy Town Clerk

**P26/1 Election of Chair**

- i. To elect a member to Chair the meeting.

**It was RESOLVED 5-0-0 [For-against-abstain] that Councillor Jones be elected to chair the meeting**

- ii. To elect a Committee Chair for the Council year 2026-2027

**It was RESOLVED 5-0-0 that Councillor Fradley be elected to chair the Committee for the Council year 2026-2027**

**P26/2 Apologies for absence (LGA 1972 s85(1)).**

To receive any apologies for absence.

Cllrs. Anderton and Fradley had send apologies for being unavoidably absent.

**P26/3 Declarations of interest**

Members to declare any interests, including disclosable pecuniary interests (DPI) they may have in agenda items that accord with the requirements of the Town Council's Code of Conduct, and to consider any written requests from members for dispensations that accord with the Localism Act 2011 s33 (b-e) (This does not preclude any later declaration).

No interests were declared.

**P26/4 Minutes of the meeting held on 25<sup>th</sup> March 2026 (LGA 1972 sch 12 para 41 (1)).**

That the Minutes of the Planning & Consultation Response Committee meeting held on 25<sup>th</sup> March 2026 be approved and signed by the Chair.

**It was RESOLVED 5-0-0 that the Minutes of the Planning & Consultation Response Committee meeting held on 25<sup>th</sup> March 2026 be approved and signed by the Chair.**

The minutes were signed by the Chair.

**P26/5 New Planning applications**

To consider the following applications and make recommendations to the Local Planning Authority (LPA), Somerset Council, and to notify the full Town Council at its next meeting.

- i. [26/01085/HOU](#) & [26/01041/LBC](#) 91 High Street, Bruton, Somerset BA10 0AR

Internal alterations to flooring, staircase handrail and modern internal wall.

Provision of new bathroom at first floor level. Replacement of most windows with

slimlite double glazing. Replacement of two modern external doors to the rear.  
Alterations to form hardstanding to form a garden.

Members regarded the alterations as a definite improvement, including the replacement of comparatively modern fixtures, doors, windows and other elements. It was noted that the Conservation Officer is content, and that no objections had been logged by members of the public.

**It was RESOLVED 5-0-0 to recommend APPROVAL of the applications.**

- ii. [26/01102/HOU](#) **The Gables, Godminster Lane, Bruton, Somerset BA10 0NB**  
Proposed internal alterations, new veranda to front, decked terrace to rear and material amendments to external façade.

Members noted that the proposed veranda, decked terrace and alterations to the façade of the property would substantially change its appearance, but not for the worse. The property is set back from the highway, and the most dramatic changes are to the rear, so the visual impact on the wider area would be limited. The Committee is not aware of any objections from neighbours or other members of the public.

**It was RESOLVED 5-0-0 to recommend APPROVAL of the application.**

#### **P26/6 New Planning application – for information**

To note receipt of an application made on behalf of Bruton Town Council

#### [26/01016/LBC](#) **Former Fire Engine Shed Adjacent to Bruton Community Hall, Silver Street, Bruton BA10 0EB**

Proposed re-roofing and high-level repair works

Following standard practice, Bruton Town Council's Planning and Consultation Response Committee does not comment on applications submitted by the Town Council.

#### **P26/7 Recommendations made under delegated powers – for information**

To note recommendations to the Local Planning Authority made by the Deputy Clerk under delegated powers, in accordance with the Council's Business Continuity Resolution 19/71 of 21<sup>st</sup> March 2021.

- i. [26/00450/LBC](#) **Hugh Sexeys Hospital, High Street, Bruton BA10 0AS**

Works to address decaying timber boards at the threshold in Ante Room.

The Town Council lacks the expertise to assess the technical merits of the proposed development, but it is confident that the LPA's Conservation service and Historic England would not countenance anything that might cause harm to the building. The Council is also reassured by the consistently high quality of past remedial and other works at Sexey's Hospital.

**Bruton Town Council recommends APPROVAL of this application, so long as Somerset Council's Conservation Officer and Historic England agree that the**

**proposed works are appropriate and proportionate, and will not materially compromise the fabric or setting of the Grade I Listed Building.**

ii. [26/00573/HOU](#) **Quarry House, Lusty, Bruton, Somerset BA10 0BX**

Proposed conversion of garage to annexe.

Although the property is not far from the centre of town it is on a private road, screened from public view by the railway embankment, trees and an adjacent property which lies between it and the public highway, so the wider townscape would be unaffected. The property is clearly visible from two nearby residences, but replacing the garage door and two blank walls with a domestic front door and five domestic windows would improve rather than spoil its appearance. The layout is such that there would be no significant overlooking. No comments have been received from members of the public. In short, the proposed development would substantially improve the residential amenity of the existing property, while its impact on neighbouring properties would be minor - and wholly positive.

**Bruton Town Council recommends APPROVAL of this application**

iii. [21/00554/FUL](#) **Land At Burrowfield, Bruton.**

Demolition of 5 garages, erection of 2 dwellings, construction of 12 parking spaces, erection of bike store and associated works.

The Town Council abides by its earlier recommendation that this application be **REFUSED**, because the objections set out by the Council in 2021 and 2022 have still not been addressed, to wit:

1. Part of the site of the proposed development has been a garden for many decades and is a valued visual amenity which would be destroyed by the development, contrary to NPPF (February 2019) Chapter 8, §§91-93.
2. The curtilage of an adjacent residential property would be directly overlooked by the large windows on the ground floor and first floors of the western elevations of the proposed dwellings, thereby severely compromising its privacy. The suggested removal of the rooflights from the proposed dwellings does not address this objection.
3. The scale of the proposed development is disproportionate. Squeezing two four-bedroomed houses into such a small site would deny the occupants the outside space they need for healthy living, contrary to NPPF Chapter 12, §12.
4. The proposed development would reduce what is already inadequate parking space for existing Burrowfield residents.
5. The extra traffic generated by the proposed development would increase existing congestion on the narrow access lane.
6. The extra traffic generated by the proposed development would further compromise road safety at the junction of the access lane and the Frome

Road (A359). Traffic on the Frome Road has increased since the application was submitted in 2021 because of the new Enterprise Centre and the second phase of the Cubis housing development. And the recent granting of planning consent to two new housing developments to the east of the Frome Road will generate substantially more traffic, further increasing the dangers of this junction.

7. Bruton has exceeded the targets for new housing set out in the existing and emerging Local Plans, and the proposed developments are surplus to local requirements.

Should the Planning Officer be minded to grant consent to this controversial application despite these objections, the Town Council requests that the application be referred to the Planning South Committee where it can be subjected to appropriate democratic scrutiny.

**P26/8 Update on previous planning decisions - for information**

To note decisions relating to applications previously referred to the Committee.

- i. [26/00262/COL](#) **36 Tolbury Mill, Bruton, Somerset BA10 0DY** Application for a Lawful Development Certificate for the proposed 3m. rear extension. **PERMITTED**
- ii. [26/00374/HOU](#) **13 Burrowfield, Bruton, Somerset BA10 0HR**  
Demolish small rear extension, and form new 2 storey extension to rear of existing property with installation of new rooflight on South Elevation. **APPROVED**
- iii. [26/00173/HOU](#) **The Lodge, Redlynch Road, Bruton BA10 0NJ** Proposed improvements to the domestic garden including the demolition of a derelict timber workshop, creation of new dining terrace, pergola and formation of paths around the house, along with associated new planting. **APPROVED**
- iv. [26/00337/LBC](#) **Glastonbury Apartment, Redlynch House, Redlynch Rd, Bruton BA10 0NJ** Internal alterations, including refurbishment of fittings and surfaces, replacement of floors, changes to layout, installation of new M & E system, installation of new kitchen facilities with drainage and a new boiler. **WITHDRAWN**
- v. [26/00573/HOU](#) **Quarry House Lusty Bruton Somerset BA10 0BX**  
Proposed conversion of garage to annexe. **APPROVED**
- vi. [20/1229/FUL](#) **Land North of Coombe Rise, Higher Tolbury, Bruton, BA10 0DJ.**  
Construction of a Treehouse for use as guest accommodation. **APPROVED**

The meeting finished at 7.43pm